

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Phone: (954) 828-5123
Email: timw@cityfort.com

Project Name: Lake Ridge Rentals
1119 N. Victoria Park Road
Site Plan Review

Case #: 118-R-01

Date: November 13, 2001

Comments:

1. The applicant must provide drainage calculations and design which demonstrate compliance with Broward Co. Dept. of Planning and Environmental Protection (DPEP)-Chapter 27 Pollution Control Manual. The site must be designed for the minimum requirements for on site retention and water quality pre-treatment and thus a minimum of 1-inch volume over the entire site or 2.5 inches over the impervious percentage (whichever is greater). The DPEP construction (drainage) license and design calculations must be complete and submitted with the application submittal for the building a permit.
2. The engineer shall prepare a water and sewer design plan indicating existing and proposed mains and services, meters, valves, and appurtenances necessary to serve this site.
3. A paving and grading plan prepared by the engineer must indicate existing and proposed elevations, flood routing, and facilities for site storm water management.
4. A five (5) foot wide sidewalk easement is required along Victoria Park Road and N.E. 17 Way. This easement shall be dedicated by the owner and a new five (5) foot wide and 4-inch thick walkway shall be constructed for the limits of this property. If sidewalk exists on either side of this property an appropriate transition shall also be designed to connect as appropriate.
5. The engineer shall submit a certified surveyor's sketch of description, executed sidewalk easement deed (on the standard City form available from Tim Welch), and provide necessary Opinion of Title and applicable Joinder, Consent, and Release of Mortgagee/Lienholder forms (also City Standard forms) as required to effectively record the easements. The easement documents shall be provided to Tim Welch for initial review prior to final DRC authorization. The easements shall be recorded prior to the release of a building permit.
6. The new sidewalk shall be 6-inches thick in the driveway portions while 4-inches thick in the other (pedestrian portions) areas.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

7. The survey appears to indicate an asphalt parkway along the entire frontage on both sides of this property. This asphalt area shall be removed and engineer shall design for a pervious recessed swale between the edge of road and new sidewalk, in accordance with Standard Engineering Dept. detail P1.1 (available from the Dept.)
8. As indicated in comment 7 above provide the appropriate detail P1.1 on the engineering detail sheet and add a cross-sectional reference symbol to the civil and architectural site plans for the construction of it.
9. The architect and engineering site plans shall indicate appropriate pavement markings (stop bar and sign and exit, and one-way arrows on pavement at both ends of the site) since the access aisle is of insufficient width for two-directional circulation by limits of the City Code.
10. The survey appears to indicate overhead electric lines along the right of way frontage on this property. The engineer and architect shall determine whether the designed access points for these units conflict with any power poles or anchors and re-design or provide appropriate coordination for the timely relocation of these facilities as necessary.
11. The applicant shall prepare a preliminary staging and storage plan for review by staff and/or any public boards who will review this project.
12. De-watering operations for foundation and utility construction in right of ways shall be planned for minimal impact to City rights of way, drainage facilities, and/or surface waters as well as adjacent property. The site Engineer shall prepare a preliminary plan addressing contractor's obligations to reduce turbidity and employ Best Management Practices (BMPs) prior to applying for the foundation or building permit.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
828-5875

Project Name: Lake Ridge Rentals

Case #: 118-R-01

Date: 11-13-01

Comments:

- 1) Show city mains and hydrants
- 2) Provide flow test.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: Lake Ridge Rentals

Case #: 118-R-01

Date: November 13, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: Lake Ridge Rentals

Case #: 118-R-01

Date: 11/13/01

Comments:

1. Trees need a pervious area of at least 8' min. width. (some of the areas off the garage are insufficient.)
2. Plan to contain the name of the Landscape Architect who prepared the plan.
3. Provide a list of the existing trees and palms on site (their names, trunk diameters if trees, trunk ht. if palms and a description of their condition). Indicate their disposition (to remain, be relocated or be removed.) All Tree Preservation Ordinance requirements apply.
4. Vehicular use areas must be screened from abutting properties (a 30" hedge is commonly used).

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Michael B. Ciesielski
828-5256

Applicant: Lake Ridge Rentals

Case #: 118-R-01

Date of meeting: November 13, 2001

Comments:

Request: Site Plan Level II review for nine (9) townhouse units in RC-15 zoning district.

1. Pursuant to Sec. 47-5.14, townhouses are a permissible use in the RC-15 zoning district. Based on the square footage of the site (27,000 sq. ft.), the maximum number of townhomes that can be built on this site (according to density requirements) is 9.
2. This project must comply with ULDR Section 47-18.33, Townhouses. The dimensional requirements for RC-15 as provided in the tabular data in ULDR Section 47-5.33 table apply unless otherwise noted in 47-18.33.
3. Show outlines of adjacent buildings (buildings immediately north and south of the subject site) on Site Plans, Landscape Plans, and Elevations.
4. Show trash pickup area on site plan.
5. Per 47-18.33.B.10.a, show a continuous 5' wide sidewalk along the public street abutting the property along the full length of the front property line.
6. Per 47-18.33.B.10.b., show shade, flowering, and/or palm trees along the public street. The number and location of these trees shall be determined by the Chief Landscape Plans Examiner.
7. Provisions satisfactory to the City Attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the townhouse group.
8. Label all easements on the site plan, including; a 5' easement along the front property line and a 5' easement which extends from front to rear lot lines along the side lot lines,
9. Per 47-18.33.B.5. a. and c., provisions satisfactory to the City Attorney shall be made for a recordable easement along both the front and rear property lines for use by owners of the group.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

10. Please specify what type of fencing will be erected along Victoria Park Rd. as well as NE 17th Way. Note that Sec. 47-18.33.B.9 requires that 75% of the fencing along the front yard of a new townhouse development abutting a public right-of-way must be of non-opaque materials, i.e. vertical bars or picket fence. In addition, Sec. 47-19.5.A.3.a. specifies that a fence abutting a street shall be set back a minimum of 2½' from the edge of the sidewalk closest to the property line. However, Sec. 47-19.5.D.5 also states that fences located within 5' of the street shall include horizontal banding or other decorative treatments.
11. A maintenance agreement is required for all townhouse developments (ULDR Section 47-18.33.B.11).
12. Discuss with Chief Zoning Plans Examiner and Zoning Administrator whether this design meets the requirements of Sec. 47-18.33.B.6., i.e. that each unit must have, on its front façade, its own principal entrance and that the front façade must face the public right-of-way.
13. Response to these and other comments made at the DRC meeting should be provided within 90 days of this meeting or an additional DRC review may be required.
14. Additional comments may be forthcoming at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Detective Nate Jackson
Office-954-828-6422
Pager -954-877-7875

Project Name: Lake Ridge Rentals

Case #: 118-R-01

Date: November 13, 2001

Comments:

Do two owners share access to individual residence?

If access to residence is shared, what type of lock is utilized on the gate?

Has there been any form of perimeter control planned?

Additional questions will be presented at the review.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: Lake Ridge Rentals

Case #: 118-R-01

Date: 11/13/01

Comments:

1. Proposed nine (9) unit townhouse project requires a site plan level II review.
2. In accordance with section 47-18.33.B.3, a minimum of twenty-five (25%) of the townhouse group's front façade shall be setback an additional five (5) feet from the rest of the front façade " Victoria Park Road and N.E. 17 Way" are consider front facades.
3. Provide and delineate a five (5) foot easement along the front, side and rear yards in accordance with section 47-18.33.B.5. Fences and gates shall not be so design to impede access of the owners of the townhouse group.
4. Indicate the location of all mechanical equipment on the site plan/roof plan in compliance with section 47-19.2.S and 47-19.2.Z.
5. When the building height exceeds twenty-two (22) feet at the side setback line an additional one (1) foot setback shall be provide for each one (1) foot above twenty-two feet in accordance with section 47-18.33.B.5.d.
6. Within the RC-15 district only, any principal structure's façade facing a public right-of-way shall be consider the front façade for those units. Each unit must have, on a front façade, it's own principal entrance. The entrance shall be a roofed concrete landing a minimum of three (3) feet by five (5) feet and shall be of architectural design and material similar to and integral with the principal structure in accordance with section 47-18.33.B.6.
7. Proposed sign is not permitted within the RC-15 zoning districts in accordance with 47-22.
8. Provide a narrative outlining compliance with section 47-18.33 section by section.
9. Additional comments may be forthcoming at DRC meeting.